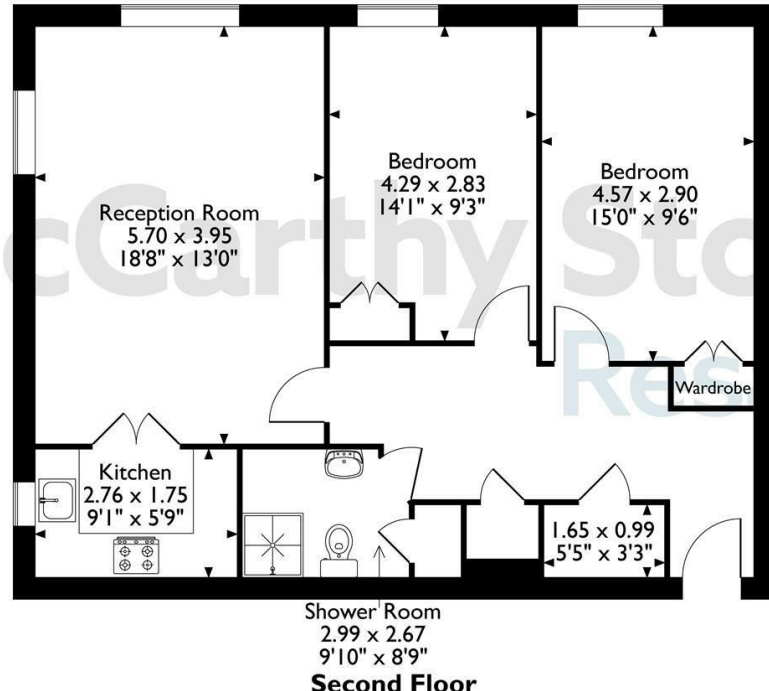
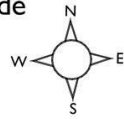
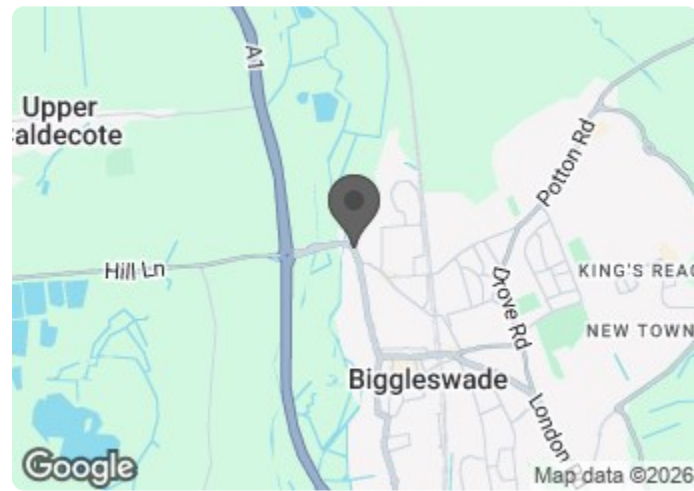


35 North Gate Court, Shortmead Street, Biggleswade
Approximate Gross Internal Area
74 Sq M/797 Sq Ft



The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

35 North Gate Court

Shortmead Street, Biggleswade, SG18 0FE



Asking price £280,000 Leasehold

A spacious second floor apartment with a dual aspect lounge and two double bedrooms. The development offers EXCELLENT COMMUNAL FACILITIES including landscaped gardens, A river side patio and communal lounge where SOCIAL EVENTS are held.

Call us on 0345 556 4104 to find out more.

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised reproduction is prohibited.



North Gate Court, Shortmead Street, Biggleswade

North Gate Court

North Gate Court is situated in the popular town of Biggleswade in Bedfordshire and offers an array of amenities including a newly renovated retail park, various public houses, restaurants, local shops and supermarkets. Kings Cross station can be reached in 29 minutes via the fast train and the capital can also be reached by road via the A1 making Biggleswade a fantastic base for the commuter.

The development has been designed and constructed for modern living. The apartments boast Sky+ connection points in living rooms, fitted wardrobes in master bedrooms, camera video entry system for use with a standard TV, and for your peace of mind, 24-Hour emergency call systems. There are communal areas such as the homeowners' lounge, which is a great space for social events or enjoy the views over the river and surrounding fields from the communal gardens and patio. For added convenience, there is a guest suite which visitors can book into for a small fee (usually around £25). The House Manager is on site during the day to take care of things and make you feel at home. There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, buildings insurance, water rates, security and energy costs of the laundry room. It is a condition of purchase that residents must meet the age requirement of 60 years or over.

Entrance Hall

Front door with spy hole and letter box leading to a spacious hall. Two large walk-in storage/airing cupboards. Emergency intercom. Doors leading to shower room, living room and bedrooms

Living room

Bright and spacious, dual aspect living room two double

glazed windows which allow lots of natural light in. The room also provides ample of lounge and dining area. TV and telephone connectivity, a range of sockets and ceiling lights. Fitted carpets and curtains.

Kitchen

Modern kitchen with a range of wall and base units with roll edge work surfaces. Stainless steel sink with drainer sits beneath below the window. Built in electric oven and microwave, four ring ceramic hob with cooker hood above. Integrated fridge/freezer, free standing washer dryer, ceiling light, vinyl flooring.

Principle bedroom

Double bedroom with a built in mirror fronted wardrobe. TV point, telephone, a range of socket, fitted carpets and curtains and ceiling light.

Bedroom Two

Double second bedroom which would also be perfect for use as for dining, hobby room or studies. Fitted Wardrobes. Range of sockets and ceiling light. Fitted carpets, curtains and light fittings.

Shower room

Fully fitted suite with level access shower with curtain and support rail, WC, wash hand basin, heated towel rail, medicine cabinet. Full height wall tiling, slip-resistant vinyl flooring.

Car Parking

Residents only on-site car park. For visitors - there is a Council owned car park opposite the Development.

Service Charge

- Visiting House Manager
- 24-hour emergency call system
- Cleaning of communal windows
- Water rates for communal areas and apartments

2 bed | £280,000

- Electricity, heating, lighting and power to communal areas
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV, to find out more about the service charges please contact your Property Consultant or House Manager.

Annual Service Charge: £5,610.84 for the financial year ending 28/02/2027).

Lease Information

125 years from 1st June 2008

Ground rent: £851.18 per annum

Ground rent review: 1st June 2038

Moving Made Easy & Additional Information

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEB PAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

- Fibre to the Cabinet Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

